

Construction Management Plan
Pre-school Nursery Boorey Green, Nairn road
Planning ref: F/23/96256
Condition 3.

Company: N H Developments Ltd

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Revision: 4

Introduction

The Pre-school nursery site is located within the middle of the main Boorley green development. The site has residential houses to the south and west, and the Boorley green Primary school to the north and east.

The CEMP has been written in response to Condition 3 for the planning reference F/23/96256. N H Developments Ltd will be the main contractor on site and will oversee all aspects of work on the site.

The planning application

New pre-school Nursery on land already allocated for a pre-school nursery adjacent to the existing primary school.

The site will have a 500m² single storey building, with external fenced play area, car park, cycle store and external landscaping on the 1-acre site.

It has its own access already formed into Nairn Road.

Programme Of Works

The construction programme will be for 14 months

The following provides general information about each activity associated with the initial construction works.

The building will have a traditional strip foundations, beam and block ground floor, and the main structure will be timber frame and a brick skin.

(Timber frame has been chosen to keep deliveries to a minimum)

The programme can be divided into the following main stages:

1. Site preparation and clearances

2. Site enabling works

3. Highway works

4. Infrastructure

5. New build

6. Landscaping

1.Site preparation

Prior to undertaking the site enabling works various detailed investigations and surveys have been undertaken. e.g., geotechnical investigations and land surveys. Further soil testing for contaminants has also taken place, which has enabled a detailed classification of the material to be utilized on site.

2.Site enabling works

Installation of new services, securing the site, and further investigations will be carried out, all within the Ecology appraisal report ref: PEAR.L.A.BPPS.NR.B version 2.

As part of the appraisal KJF carried out a bird nesting report on 9th August 2024 (Nesting Bird Inspection (NBI) on Land adjacent to Boorley, Park Primary School, Nairn Road, Botley SO32 2SH - **NBA.V1.L.A.BPPS.NR.B**), and joint site visit with bore hole site team from Geo Environmental.

Bore hole samples were taken and monitoring over 5 weeks as part of the soil report.

On 3rd September 2024 the vegetation was then flailed to 100mm height as per the appraisal and then strip / reduced in sections and days apart as per the appraisal (after bird nesting season).

All other protected species recommendations will be instigated when site is completed as per the Ecology appraisal report ref: PEAR.L.A.BPPS.NR.B version 2.

Surface water management during construction as recommended in AEGAEA surface water drainage strategy dated 7/11/2024, has been incorporated into this CEMP as below:

N H Developments Ltd Site welfare and office will be set up within the site demise on a hardstanding. Site manager will co-ordinate all site works and liaises with neighbours.

3.Highway works

No new roads required, as there is an existing access / egress onto Nairn Road. There will be works for the new electricity and water supplies to site. But these will only affect the entrance to the site where the existing mains are already located. (The storm and foul pipe connections are already on site). The new electricity and water connections will be carried out by Southern Water and GTC respectively who will deal with the consortium agents (Jackson Rowe), NHD Ltd (developer) and the neighbouring school on their works / times.

4. Infrastructure

Roads already in place under the main Boorley Green development.

Access to site off Nairn Road.

We are using the same access route through the Boorley Green site as the other main developers.

5. New build

Hard standing will be formed to set up site compound and unloading of lorries and materials, this will avoid the transfer of soils onto the road network. This will also allow for car parking on site for all contractors, who will at no time park on Nairn Road. Permeable tarmac hardstanding will be formed.

See drawing CEMP A1 2406-SK01 with site set up.

As per surface water report Refuelling will be carried out on tarmac to avoid spillage on site.

Waste containers will be covered, chemicals will be kept in locked store, building materials will be kept on pallets or hard standing so small animals cannot burrow into them.

Any lighting for construction will be directed away from the residential properties on western and southern boundaries.

All vehicles' wheels will be cleaned as required to prevent soil from transiting onto the highway. A Road sweeper would be called upon if for any reason soil did get on the road.

Labour will also be onsite to sweep / hose any soil if transferred.

Site rules to be followed on site.

6. Landscaping

Hard and soft landscaping will be constructed as per the approved drawings / conditions.

Construction Times

No deliveries before 730am – no waiting in Wallace avenue either

Construction working hours agreed with Eastleigh Borough Council (EBC) will be between:

- 08.00 and 1800 Mondays to Fridays (excluding Bank Holidays), and
- 08.00 and 1600 Saturdays (only if required)

Any work outside these hours will be subject to reasonable notice and prior agreement with Eastleigh Borough Council.

Construction Traffic Routing & Management

Construction traffic accessing the site will come from the main Winchester Road, then Kingsman drive, turn right into Wallace Avenue, then right into Nairn Road, and then left into site at the end of Nairn Road (and reverse for leaving site).

Delivery times for materials and plant will be restricted for lorries to avoid the school drop off and collection times.

No deliveries between 815hrs - 915hrs (school gate opens at 845hrs for registration at 900hrs)

plus, no deliveries between 1445hrs and 1545hrs (1515hrs = end of school day).

This will avoid the main school drop off collection times and give time for children and parents to disperse.

The school has an access gate adjacent to our site entrance, we will place a temporary barrier and “stop, look & listen” sign on the kerb. This will give an addition warning as they exit school.

The site gates will be kept always shut when not in use.

Site manager to liaise with school on regular basis on larger deliveries to site and keep communications ongoing throughout the build.

There are no public pedestrian routes within the site demise.

Monitoring and Environmental Management - Noise, Vibration, Air Quality & Dust

Normal site works will be carried within government guidelines as residential properties adjacent (behind large hedgerows) and near a primary school.

Good practice construction process will be followed.

Noise guidelines will be followed, and noise kept to a minimum, switch off engines when not in use, any dust to suppressed with water.

There will be no public access to site, secure site fencing and CCTV will be installed with safety signage to prevent unauthorised access.

There are no planned vibration works (no piling).